

4/29/05 11:36:43 SS
BK 498 PG 332
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

WARRANTY DEED

Record and Return To:
Tri-State Title and Escrow, Inc.
866 Willow Tree Circle
Cordova, TN 38018

NW 1/4

Indexing info: 3 acres in the NW corner of Section 33, Township 1 South, Range 5 West, DeSoto County, Mississippi

This instrument prepared by:	Send Tax Bills To:	Map Parcel Number
Tri-State Title & Escrow, Inc.	Terry & Alicia Guy	
866 Willow Tree Circle	<u>1897 Townson Ln</u>	Part of 1058-3300-0-00011.00
Cordova, Tennessee 38018	<u>Horn Lake, MS 38637</u>	
(901) 372-6679		

ANNIE JAMISON,
Grantors

TO

TERRY GUY AND WIFE, ALICIA GUY,
Grantees

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good, legal, sufficient, and valuable considerations, the receipt and sufficiency all of which is hereby acknowledged, the undersigned, ANNIE JAMISON do hereby sell, convey and warrant unto TERRY GUY AND WIFE, ALICIA GUY, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, the following described real estate property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

The warranty in this deed is subject to subdivision building liens, easements, restrictions and covenants of record; and rights of way and easements for public roads and public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Possession is to be given with delivery of the Deed.

Taxes for the year 2005 will be prorated between the Grantors and the Grantees.

Tri-State CW

53180
4/22
3

WITNESS the signature of the Grantors this the 19th day of April, 2005.

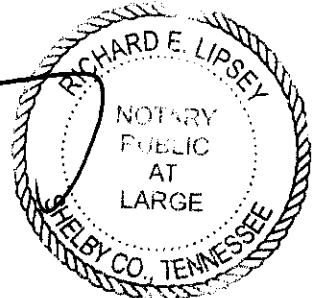
Annie Jamison
Annie Jamison

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned authority in and for the said county and state, on this 19th day of April, 2005, within my jurisdiction, the named, Annie Jamison, who acknowledged that she executed the above and foregoing instrument.

Witness my hand and Notarial Seal at office this 19th day of April, 2005.

Richard E. Lipsey
Notary Public



My Commission Expires 6-12-07
My Commission Expires

Grantor's Address

6604 Center Hill Road

Olive Branch, MS 38654

Home: 662-342-1560

Work: 662-342-1889

Grantees Address

1817 Tawson Lane
Korn Like Ms. 38637

Home: 662-280-0076

Work: 662-342-1889
901-566-5315

EXHIBIT "A"

Commencing at the Northwest Corner of Section 33, Township 1 South, Range 5 West in DeSoto County, Mississippi; thence south along the west line of said Section 33 3117.0 feet to a point in the center of Center Hill Road; thence east 35.0 feet to the east R.O.W. line of said Center Hill, said point being marked by a 3/8" rebar, said point being the Point of Beginning of the 3.0 acre tract herein described; thence north 86 degrees 32 minutes 03 seconds east 585.97 feet to the Southwest Corner of the Annie Jamison 2.0 acre lot; thence along the south line of said lot 300.0 feet to a 3/8" rebar; thence north 300.0 feet to a 3/8" rebar; thence east 250.0 feet to a 3/8" rebar set; thence South 350.0 feet to a 1/2" pipe set; thence west 550.0 feet to a 3/8" rebar set; thence south 86 degrees 32 minutes 03 seconds west 585.97 feet to a point on the east R.O.W. of Center Hill Road; thence north 50.0 feet to the Point of Beginning, containing 3.0 acres, per survey by Clark's Land Surveying dated March 28, 2005. *Being in the NW 1/4*

Being part of the same property conveyed to Annie Jamison by Order of Partition dated 6/22/04, recorded 6/25/04, in Book 475, Page 342, in the Chancery Court Clerk's Office of DeSoto County, Mississippi. (Also see Will Book 20, Page 697, Quit Claim in Book 175, Page 77 and Warranty Deed in Book 39, Page 32)

I

Property known as: 3 acres Center Hill Road

Olive Branch MS

Parcel Number: PART 1058-3300-0-0001

TST-53180